



Former ATS Centre

318-324 Cheriton Road, Folkestone, CT19 4DP

Rare Freehold Industrial Unit For Sale with Vacant Possession

4,068 sq ft
(377.93 sq m)

- Excellent connectivity, close to the M20
- Vacant Possession
- Development potential STPP
- 0.21 Acre Site Area
- OIEO £400,000 excl, VAT invited on an unconditional basis

Summary

Available Size	4,068 sq ft
Price	Offers in excess of £400,000
Rates Payable	£21,360 per annum Current 2026/2027 Rates List
Rateable Value	£44,500
EPC Rating	Upon enquiry

Description

The property comprises a refurbished semi-detached workshop building with a substantial forecourt area. The accommodation is arranged to provide three fitting bays together with an adjoining reception/office and first-floor office accommodation. An adjoining single-storey workshop unit has been adapted to provide tyre storage with additional mezzanine space. Externally, the property benefits from a large forecourt with parking for approximately 20 vehicles.

Location

The property is situated on the main B2084 Cheriton Road within the suburb of Cheriton, approximately 2 miles north west of Folkestone town centre. Cheriton is located approximately 1 mile south of Junction 13 of the M20 motorway, providing convenient access to the national motorway network.

Cheriton Road is a busy arterial route comprising a mix of retail, trade and residential occupiers. The property is set back from the main road and occupies a prominent position directly opposite Kwik Fit.

Accommodation

The accommodation comprises the following areas and a mezzanine tyre store of 1,177 sq ft.

Name	sq ft	sq m
Ground - Office/Reception/Staff	630	58.53
Ground - Workshop/Tyre Store	3,089	286.98
1st - Floor Office/Staff	349	32.42
Total	4,068	377.93

Terms

Offers in excess of £400,000 exclusive of VAT are invited for the freehold interest with vacant possession.

Legal Costs

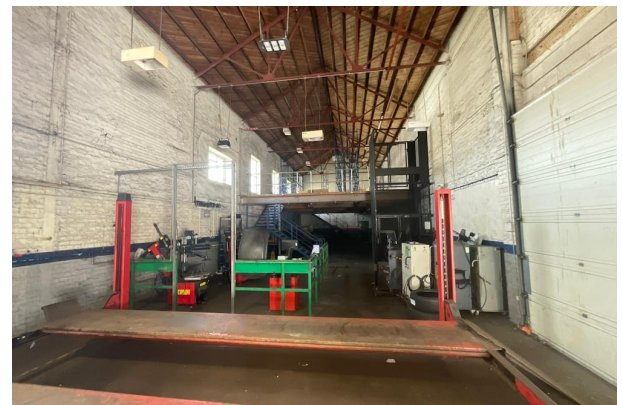
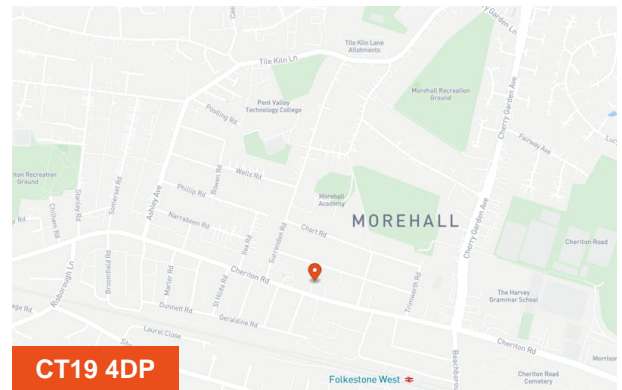
Each party to bear their own legal costs incurred in the transaction.

Tenure

The property is available freehold with vacant possession.

Anti Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.



Viewing & Further Information

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